



LIMPOPO PROVINCE
LIMPOPO PROVINSIE
XIFUNDZANKULU XA LIMPOPO
PROFENSE YA LIMPOPO
VUNDU LA LIMPOPO
IPHROVINSI YELIMPOPO

**Provincial Gazette • Provinsiale Koerant • Gazete ya Xifundzankulu
Kuranta ya Profense • Gazethe ya Vundu**

*(Registered as a newspaper) • (As 'n nuusblad geregistreer)
(Yi rhijistariwile tanihi Nyuziphepha)
(E ngwadisitšwe bjalo ka Kuranta)
(Yo redzhistariwa sa Nyusiphepha)*

POLOKWANE,

Vol. 20

Extraordinary

**Ku katsa na Tigazete to
Hlawuleka hinkwato**

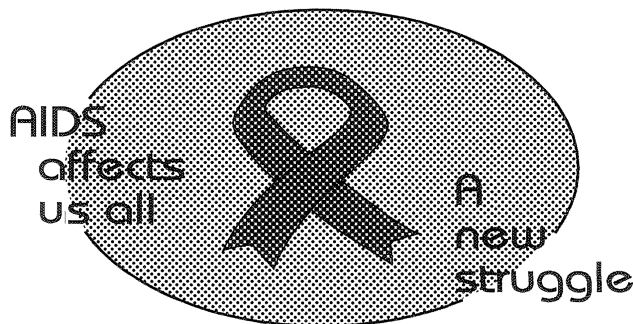
30 AUGUST 2013
30 AUGUSTUS 2013
30 MHAWURI 2013
30 AGOSTOSE 2013
30 THANGULE 2013

No. 2245

Buitengewoon

**Hu tshi katelwa na
Gazethe dza Nyingo**

We all have the power to prevent AIDS



Prevention is the cure

**AIDS
HELPLINE**

0800 012 322

DEPARTMENT OF HEALTH

*N.B. The Government Printing Works will
not be held responsible for the quality of
"Hard Copies" or "Electronic Files"
submitted for publication purposes*



IMPORTANT NOTICE

The Government Printing Works will not be held responsible for faxed documents not received due to errors on the fax machine or faxes received which are unclear or incomplete. Please be advised that an "OK" slip, received from a fax machine, will not be accepted as proof that documents were received by the GPW for printing. If documents are faxed to the GPW it will be the sender's responsibility to phone and confirm that the documents were received in good order.

Furthermore the Government Printing Works will also not be held responsible for cancellations and amendments which have not been done on original documents received from clients.

CONTENTS • INHOUD*No.**Page
No. Gazette
 No.***LOCAL AUTHORITY NOTICE**

129	Town-planning and Townships Ordinance (15/1986): Elias Motsoaledi Local Municipality: Establishment of township: Portion 21 (portion of Portion 6), Farm Walkraal 35 JS.....	3	2245
-----	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---	------

LOCAL AUTHORITY NOTICE

LOCAL AUTHORITY NOTICE 129

ELIAS MOTSOLEDI LOCAL MUNICIPALITY DECLARATION AS APPROVED TOWNSHIP

IN TERMS OF SECTION 103 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986) ELIAS MOTSOLEDI LOCAL MUNICIPALITY HEREBY DECLARES WALKRAAL EXTENSION 2 TOWNSHIP TO BE AN APPROVED TOWNSHIP SUBJECT TO THE CONDITIONS SET OUT IN THE SCHEDULE HERETO.

ANNEXURE

STATEMENT OF CONDITIONS UNDER WHICH THE TOWNSHIP APPLICATION MADE BY MAMPHELE DEVELOPMENT PLANNERS (HEREIN AFTER REFERRED TO AS THE APPLICANT) UNDER THE PROVISIONS OF SECTION 98 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 21 (A PORTION OF PORTION 6) OF THE FARM WALKRAAL35 – JS TO BE KNOWN AS WALKRAAL EXTENSION 2 HAS BEEN GRANTED.

1. CONDITIONS TO BE COMPLIED WITH PRIOR TO THE DECLARATION OF THE PROPOSED DEVELOPMENT AS AN APPROVED TOWNSHIP

1.1 GENERAL

- 1.1.1 The township owner must enter into an agreement with the local government, Eskom and other applicable service providers regarding the provision of essential engineering services to the proposed township, the payment of bulk services contributions, delivery of guarantees for engineering services and the long term maintenance of services in the township.
- 1.1.2 The applicant shall make the necessary arrangements to ensure -
 - 1.1.2.1 That a favourable geotechnical report has been submitted.
 - 1.1.2.2 That the geotechnical soil zones have been shown on the layout plan and that the geotechnical engineer has certified on the plan that the layout of the Township complies with the requirements and recommendations set out in the geotechnical report.
- 1.1.3 That a 1:100 year floodline if required be shown on the layout plan and certified by a competent engineer as prescribed in Section 44 of the National Water Act, 1998 (Act No. 36 of 1998).
- 1.1.4 The applicant shall make the necessary arrangements to ensure that the relevant bulk water supply agency has approved the arrangements regarding the disposal of sewerage, trade and domestic effluent in respect of this Township.
- 1.1.5 The applicant shall comply with the provisions of Section 37 (a) of the Act and, upon receipt of the approved General Plan and diagrams from the Surveyor General, certified copies of such documents shall be filed with the Designated Officer as proof of compliance. Copies of the same documents shall be provided to the municipality for record purposes.
- 1.1.6 That the necessary Environmental authorisation has been obtained from the Limpopo Department of Economic Development, Environment and Tourism.

2. CONDITIONS OF ESTABLISHMENT**2.1 NAME**

The name of the Township shall be **WALKRAAL EXTENSION 2**.

2.2 LAYOUT DESIGN

The Township shall consist of erven and streets as indicated on General Plan S.G. **47/2013**.

2.3.1 ENGINEERING SERVICES

2.3.1 The township owner must enter into an agreement with the local government, Eskom and other applicable service providers regarding the provision of essential engineering services to the proposed township, the payment of bulk services contributions, delivery of guarantees for engineering services and the long term maintenance of services in the township.

2.3.2 The Township owner shall, on request by the Council, submit for its approval a detailed scheme complete with plans, sections and specifications, prepared by a civil engineer (SAACE or SBTACO), who shall be approved by the Council, for the collection and disposal of stormwater throughout the Township by means of properly constructed works and for the construction, tarring, kerbing and channeling of the streets therein, together with the provision of such retaining walls as may be considered necessary by the Council. Furthermore, the scheme shall indicate the route and gradient by which each erf gains access to the street on which it abuts.

2.3.3 The applicant shall make the necessary arrangements to ensure that the relevant bulk water supply agency has approved the arrangements regarding the disposal of sewerage, trade and domestic effluent in respect of this Township.

2.3.4 The Township owner shall install and provide appropriate, affordable and upgradeable internal and external services in or for the Township.

2.4 DISPOSAL OF EXISTING CONDITIONS OF TITLE.

All erven shall be made subject to existing conditions and servitudes, if any.

2.5 REMOVAL OF REFUSE

The Township owner shall provide the necessary facilities for the removal of refuse to the satisfaction of Council.

2.6 REMOVAL, REPOSITIONING, MODIFICATION OR REPLACEMENT OF EXISTING ESKOM, TELKOM AND MUNICIPAL SERVICES

If, by reason of the establishment of the Township, it should become necessary to remove, reposition, modify or replace any existing services, the cost thereof shall be borne by the applicant.

3. CONDITIONS OF TITLE

3.1 Conditions imposed by the Local Authority in terms of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986).

All erven shall be subject to the following conditions as indicated:

- 3.1.1 The erf is subject to a servitude, 1 metre wide, in favour of the Council, for sewerage and other municipal purposes, along any two boundaries other than a street boundary, provided that the Council may dispense with any such servitude.
- 3.1.2 No building or other structure shall be erected within the aforesaid servitude area and no large-rooted trees shall be planted within the area of such servitude or within 1m thereof.
- 3.1.3 The Council shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude such material as may be excavated by it during the course of the construction, maintenance or removal of such sewerage mains and other works as it, in its discretion, may deem necessary, and shall further be entitled to reasonable access to the said land for the aforesaid purpose, subject to any damage done during the process of the construction, maintenance or removal of such sewerage mains or other works being made good by the Council.

4. GENERAL CONDITIONS (applicable to all erven)

- 4.1 Except with the written consent of the Council, and subject to such conditions as it may impose, neither the owner, nor any other person shall: -
 - 4.1.1 Save and except to prepare the erf for building purposes, excavate any material there from;
 - 4.1.2 Sink any wells or boreholes thereon or abstract any subterranean water there from;
- 4.2 Where, in the opinion of the Council, it is impracticable for stormwater to be drained from higher-lying erven direct to a public street, the owner of the lower-lying erf shall be obliged to accept and / or permit the passage over the erf of such stormwater: Provided that the owners of any higher-lying erven, the stormwater from which is discharged over any lower lying erf, shall be liable to pay a proportionate share of the reasonable cost of any pipeline or drain which the owner of such lower lying erf may find necessary to lay or construct for the purpose of conducting the water so discharged over the erf.
- 4.3 The siting of buildings, including outbuildings, on the erf and entrances to and exits from the erf to a public street system shall be to the satisfaction of the Council.
- 4.4 The registered owner is responsible for the maintenance of the whole development on the erf. If the Council is of the opinion that the erf or any portion of the development is not being satisfactorily maintained, the Council shall be entitled to undertake such maintenance at the cost of the registered owner.
- 4.5 BUSINESS 1 (ERVEN 2755 – 2757)

The Erven shall be zoned "Business 1"

All the erven shall be subject to the following conditions:

 - 4.5.1 The erf and the buildings erected thereon, shall be used solely for the purposes of shops, business purposes, residential buildings, dwelling houses, places of public worship, places of instruction, social halls, sport and recreational purposes and institutions and with the special consent of the Council all other uses except noxious industries.

- 4.5.2 The height of buildings shall not exceed 2 [two] storeys except with the consent of the Council.
- 4.5.3 The Floor Area Ratio shall not exceed 1.4.
- 4.5.4 The coverage of the buildings shall not exceed 70 %.
- 4.5.5 Effective parking together with the necessary manoeuvring area shall be provided on the erf to the satisfaction of the Council in the following ratio:
- 3.5.5.1 6 parking spaces per 100m² gross leasable floor area
- 4.5.6 Buildings, including outbuildings hereafter erected on the erf shall be located not less than 16m from the road reserve of R573 Road and 3m from the minor street: Provided that the Road Agency Limpopo may relax this restriction or any other building line restriction if such relaxation would in its opinion result in any improvement of the development of the erf.

Ms M. Mtsweni (Municipal Manager, Elias Motsoaledi Local Municipality)

2 Grobler Avenue, P.O.Box 48, Groblersdal, 0470

Notice No. _____

Date: 30 August 2013

Printed by and obtainable from the Government Printer, Bosman Street, Private Bag X85, Pretoria, 0001. Tel: (012) 334-4507, 334-4511, 334-4509, 334-4515
Also available at **The Provincial Administration: Limpopo Province**, Private Bag X9483, Office of the Premier, 26 Bodenstein Street, Pietersburg, 0699. Tel. (015) 291-3910
Gedruk deur en verkrygbaar by die Staatsdrukker, Bosmanstraat, Privaat Sak X85, Pretoria, 0001. Tel: (012) 334-4507, 334-4511, 334-4509, 334-4515
Ook verkrygbaar by **Die Provinsiale Administrasie: Limpopo Provinsie**, Privaat Sak X9483, Kantoer van die Premier, Bodensteinstraat 26, Pietersburg, 0699. Tel. (015) 291-3910